

Detailed Water Sensitive Urban Design (WSUD) features to be incorporated into future subdivision applications

Cluster lots are to be accessed via common property

Future subdivision applications will require the development of design guidelines to ensure that active interfaces to the public realm are achieved for cluster lots and double fronted lots

Appropriate buffers and interface treatment must be provided to ensure that risk to life from bushfire is reduced to an acceptable level

LAND BUDGET - Development Area				
DEVELOPMENT AREA	32.35ha			
LAND USES		% DEV. AREA	APPROX. LOT YIELD	
LOCAL ROADS	5.51ha	17.0%		(based on average lot size)
TOTAL OPEN SPACE - drainage, vegetation & pedestrian links	6.13ha	25.1%		
STANDARD LOTS - Ave. 679m²	10.85ha	33.5%	160	
SUPER LOTS - Ave. 947m²	3.75ha	11.6%	3	
DOUBLE FRONTED LOTS - Ave. 947m²	2.64ha	8.2%	28	
CLUSTER LOTS - Ave. 705m²	1.47ha	4.5%	24	
TOTAL AREA	32.35ha		Total lots: 215	

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No.	Revision Description	Drawn	App'd	Date
7	Amended subdivision layout	NM	ME	02.06.2014
6	Amended shared trail	NM		02.09.2013
5	Amended subdivision layout	NM		13.08.2013
4				
3	Amended hole 2 and development body	ME		12.02.2013
2	Variation as per Council feedback	ME		03.01.2013
1	Submitted to Council	BGC		28.04.2012

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Designed	Initials	Date
Drafted	BGC	07/10/2011
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Authorised		
Approved by Council		

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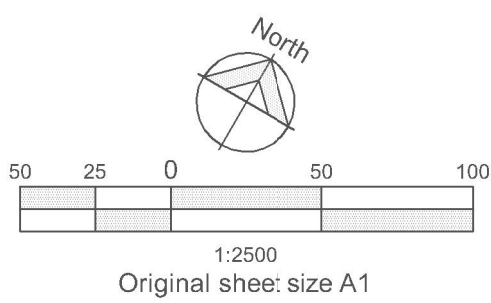
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SAI GLOBAL Quality ISO 9 001



### Legend

- Existing and proposed fairway (tee, hole number, green)
- Site boundary
- Existing easement to be retained
- Roundabout
- Public open space
- Standard residential
- Double fronted residential
- Cluster lot residential
- Super lots
- Potential WSUD features

DEVELOPMENT PLAN  
TP10631U & PS701486M  
MONASH ROAD, NEWBOROUGH 3825  
LATROBE CITY COUNCIL

15890DP5  
VERSION 7  
SHEET 1 OF 1